

# **\$1,099,900 - 51052 Rge Road 220, Rural Strathcona County**

MLS® #E4443179

**\$1,099,900**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

Rural on 39.78 Acres

None, Rural Strathcona County, AB

Opportunity awaits with your very own 39.79 acre Hobby farm with 1672 sq ft WALKOUT Bungalow 15 minutes to the City Limits! The house has new shingles, deck, and well! Bright and open main floor has vinyl plank flooring, living room features vaulted ceilings and a wood burning insert! Kitchen has stainless appliances plus a dining area overlooking your front yard. Three bedrooms up, master has a walk-in closet, 4 pc ensuite and access to the back deck. Main floor laundry and access to the double attached garage complete the main floor. Basement is mostly complete with 4th bedroom, big rec room and 3 pc bathroom with custom tile shower. There is also a cold room and huge storage area. Outside the land is fenced and cross-fenced with 6 pastures, numerous shelters and sheds throughout! Enjoy your evening walks to the creek running through the back of the property! Great opportunity to have your own operation just minutes to the city!

Built in 1996

## **Essential Information**

MLS® #	E4443179
Price	\$1,099,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,673
Acres	39.78
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	51052 Rge Road 220
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 1G8

### Amenities

Features	Deck, Front Porch, Parking-Extra, Walkout Basement
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Hillside, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	31

## Zoning

## Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 1:47pm MDT